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Leak Detection & Moisture Investigation Report

Client: Withheld **Property:** Withheld (flat, Chelsea, London SW3) **Inspection:** September 2026

Sample report. Client, address and contact details have been removed and photographs are watermarked.

Reason for Attendance

We were called out to the property following concerns regarding a black staining/damp area to the wall behind the bedroom bed, together with mould growth within the shower enclosure.

The purpose of our attendance was to investigate the reported moisture issues, carry out non-invasive leak detection and moisture testing, and establish whether there was evidence of an internal plumbing leak contributing to the affected areas.

Initial Visual Inspection

On arrival, a full visual inspection was carried out to the affected bedroom wall and surrounding areas.

The wall behind the bed was found to have visible black staining consistent with prolonged moisture exposure and/or mould growth. The affected area was inspected as far as reasonably possible, including the surrounding wall surfaces and accessible areas.

A moisture meter was used to map the affected section of wall and take comparative readings across the surrounding areas.

The moisture readings recorded around the affected wall were very high, confirming the presence of a significant amount of moisture within the wall structure.

However, during the inspection, no visible internal plumbing pipework was identified within the affected section of wall. There were also no adjoining plumbing installations or internal building structures identified immediately behind the affected area that would provide an obvious internal source of water ingress.

Assessment of Bedroom Wall

Based on the inspection and moisture readings, there is confirmed moisture present within the affected wall.

As there is no identified internal plumbing pipework within the affected wall, and no obvious internal plumbing source was found during our inspection, an internal plumbing leak could not be established

as the cause of the dampness.

The moisture may therefore potentially be associated with external water penetration, such as water entering through defective or porous brickwork, failed pointing, cracks, defective external finishes, or potentially water ingress originating from the roof or upper sections of the building.

An external inspection would therefore be required to establish the exact source of the moisture. This should include checking the external brickwork, pointing, joints, cracks, window/roof interfaces and any areas above or adjacent to the affected bedroom wall.

The roof and any associated external areas should also be inspected to rule out water tracking down into the affected wall.

Shower Enclosure Inspection

The shower enclosure was then inspected due to the presence of mould and deterioration to the grout/mastic.

The shower was operated continuously for approximately 10 minutes to simulate normal use and monitor the surrounding enclosure for any signs of water penetration.

During testing, a slight amount of water penetration was observed through areas of the shower enclosure where the grouting was significantly deteriorated and had substantial gaps/voids.

An endoscopic camera was also used to inspect the concealed area beneath/behind the shower enclosure.

The camera inspection provided further evidence that water was able to penetrate through the defective/deteriorated grout and sealing areas.

The shower waste pipe was also inspected as far as reasonably possible with the endoscopic camera. No visible dripping or active leakage was identified from the waste pipe during the testing period.

Hot & Cold Water Pressure Testing

Pressure tests were carried out on the property's hot and cold-water systems to establish whether there was a concealed leak on either system.

Results:

- Hot water pressure test: No pressure drop recorded.
- Cold water pressure test: No pressure drop recorded.

The results indicate that there was no evidence of an active leak from the pressurised hot or cold-water pipework during the testing period.

Findings & Conclusion

Based on all testing and inspection carried out, there was no evidence of an internal pressurised plumbing leak responsible for the moisture found to the bedroom wall.

The high moisture readings confirm that the wall is holding a significant amount of moisture; however, with no plumbing pipework identified within the affected wall and no internal source established, the cause is more likely to require investigation externally.

Potential sources include:

- Water penetration through external brickwork.
- Defective or deteriorated pointing.
- Cracks or failed external joints.
- Water ingress from an upper section of the building.
- Roof or flashing defects.
- Water tracking down from an area above the affected bedroom wall.

An external inspection by an appropriately qualified contractor is therefore recommended to identify and rectify the source of the moisture.

With regard to the shower enclosure, the testing confirmed that water is penetrating through areas of defective/deteriorated grout and failed sealing/mastic. The waste pipe was inspected and no visible leak was identified during the testing.

Temporary Remedial Works

As a temporary measure, we applied mastic sealant around the visible cracks and defective areas that could be identified within the shower enclosure.

This was carried out as a temporary measure to reduce further water penetration until the shower enclosure can be properly repaired.

The temporary application of mastic should not be considered a permanent repair. The affected grout and existing mastic/sealant should be properly removed and replaced, with all joints and areas of deterioration suitably prepared and resealed.

Recommendations

We recommend the following works:

1. Bedroom wall/external investigation

- Arrange an external inspection of the brickwork corresponding with the affected bedroom wall.
- Check pointing, mortar joints, cracks and external finishes.
- Inspect areas above the affected wall for possible water tracking.
- Inspect the roof, flashing and associated external details where applicable.
- Identify and rectify the external source of water ingress.

2. Shower enclosure

- Remove the defective and deteriorated grout.

- Re-grout the affected areas using a suitable waterproof grout.
- Remove failed or deteriorated mastic/sealant.
- Thoroughly dry and prepare the surfaces.
- Re-seal all relevant shower joints with a suitable sanitary-grade waterproof sealant.
- Following completion, carry out a further water test to confirm the enclosure is adequately sealed.

3. Monitoring

- The affected bedroom wall should be allowed to dry naturally following the source of ingress being identified and rectified.
- Further moisture readings should be taken after remedial works to monitor whether the moisture levels are reducing.

Final Assessment

Our investigation did not identify a leak from the internal hot or cold-water pipework, with both pressure tests holding without a recorded drop.

The shower enclosure, however, was found to have defective grout/sealing which is allowing water to penetrate into the concealed area, and temporary mastic sealing was applied to the accessible cracks and defective areas.

The high moisture readings to the bedroom wall confirm significant moisture within the wall, but no internal plumbing source was identified. Further external investigation is required to determine whether the moisture is entering through the external brickwork, roof or another external building defect.

Until the external source has been identified and the shower enclosure has been permanently resealed, the areas should be monitored for any further moisture ingress.

Leak coming from shower infiltrating in adjacent bedroom

Photographs






